

ZONING REQUIREMENTS

ZONE: IR
 MIN. AREA: 8,000 S.F.
 MIN. WIDTH: 90 FT
 MIN. FRONTAGE: 50 FT
 MIN. BUILDING SETBACKS:
 FRONT: 20 FT
 SIDE: 10 FT
 REAR: 20 FT
 MAX. BLDG AREA: 40%
 MAX. FLR AREA: N/A
 MIN. OPEN SPACE: 30%

EXISTING CONDITIONS

PROPOSED USE: EDUCATIONAL (PERMITTED)
 AREA: 9.98 AC
 WIDTH: 600± FT
 FRONTAGE: 605± FT
 BLDG LIMIT: 153,873 SQ.FT. (173,891 TOTAL SQ.FT.)
 OPEN SPACE REQ'D: 130,418 SQ.FT.

ASSESSORS MAP
 MAP 42A, PARCEL 99

OVERLAY DISTRICTS:
 ARCHITECTURAL PROTECTION DISTRICT

UTILITIES

WATER: PRESENT ALONG GREEN/COUNTY STREET
 ELEC/TELE: PRESENT ALONG GREEN/COUNTY STREET
 SEWER: PRESENT ALONG GREEN/COUNTY STREET
 GAS: PRESENT ALONG GREEN/COUNTY STREET

SOIL CLASSIFICATION:
 URDORTHENTHS
 SURROUNDING AREA HYDROLOGICAL GROUP B (FINE SANDY LOAM)

RECOGNIZED ENVIRONMENTAL CONCERNS

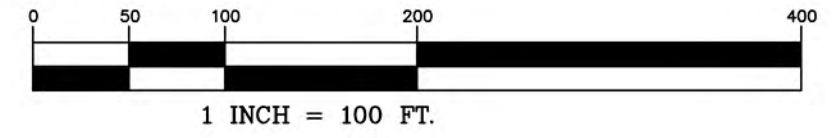
HISTORIC CONTAMINATION FROM FORMER UNDERGROUND STORAGE TANKS CONTAINING FUEL OIL AT ANNEX AND HEAVY METALS FROM HISTORIC PRINTING OPERATIONS AT ANNEX

POTENTIAL LEAKS FROM TRANSFORMER AND PORTABLE GENERATOR
 ASBESTOS BUILDING MATERIALS

POTENTIAL RECOGNIZED ENVIRONMENTAL CONCERNS

EXTENT UNKNOWN – REPORTS OF DUMPING OF OLD CARS AND MATTRESSES ETC.

POTENTIAL HISTORIC PESTICIDE AND HERBICIDE USE ON ATHLETIC FIELDS
 SITE IS MARKED AS FORMER 8-ACRE VILLAGE OF AGAWAM TRIBE
 POSSIBLE ARCHEOLOGICAL CONCERNS



NO	DATE	REVISIONS

C
D
W

CDW CONSULTANTS, INC.
 CIVIL & ENVIRONMENTAL ENGINEERS

40 SPEEN STREET
 SUITE 301
 FRAMINGHAM, MA 01701
 TEL. (508) 875-2657 FAX. (508) 875-6617
 www.cdwconsultants.com

IPSWICH TOWN HALL
25 GREEN STREET, IPSWICH, MA

PERKINS EASTMAN
 50 FRANKLIN STREET, SUITE 203
 BOSTON, MA 02110

PROPOSED
 PARKING

C-1.2

DRAWN BY: ESW DATE: 12/9/16